


Wain
HOMES



A place that lets you be you.
That says everything about you.
That feels good, feels right.
Where life can be beautifully imperfect.
And you love every moment of it.

YOUR KIND OF *perfect*

LINLEY GRANGE - PHASE 2 DEVELOPMENT PLAN



Existing Properties

Existing Development

Future Development

Carr End Lane

Public Open Space

3 Bedroom Homes

- Shackleby (SK)
- Trevithick (TR)

4 Bedroom Homes

- Eton (E)
- Jenner (J)
- Newton (N)
- Oxford (OX)
- Shakespeare (SH)
- Stephenson (ST)
- Wrenton (WT)
- Wrennick (W)

Affordable Homes

- Baird (B)
- Bell (BL)
- Chinley (CH)

- * Affordable Homes
- Denotes plots with additional windows



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LINLEY GRANGE SPECIFICATION

ETON | NEWTON | OXFORD | SHAKESPEARE | STEPHENSON

KITCHENS

- Luxury fitted kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes**
- Laminated Worktops to Kitchen and Utility with Matching Upstands in a Choice of Finishes
- 1 1/2 Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Stainless Steel Sink & Standard Tap to the Utility (Oxford, Shakespeare and Stephenson only)
- Stainless Steel AEG Double Oven, AEG 5 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- Integrated Zanussi Fridge Freezer
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas
- Chrome Downlights to Kitchen Area (not to Adjoining Open Plan Areas)

BATHROOMS

- Roca Debba Sanitaryware in White with Full Pedestals and Back To Wall WCs with Soft Close Seats
- Methven Insignia Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Satinjet Handset
- Bathrooms and En-Suites to be Half Tiled with a Choice of Porcelanosa Wall Tiles
- Shower Enclosures to be Fully Tiled with a Choice of Porcelanosa Wall Tiles
- Roca Seville Bath
- Chrome Heated Towel Rail to Bathroom and En-Suites
- Chrome Downlights to Bathrooms and En-Suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom+
- USB Sockets to All Bedrooms

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Smart Thermostat (Eton, Oxford and Shakespeare only)
- Honeywell T3 Thermostat (Newton and Stephenson only)

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All Woodwork to be Finished in White Gloss
- Staircase, including Newel Posts and Spindles to be Finished in White Gloss
- All Handrails and Newel Caps to be Finished in Oak
- Vertical 5 Panel Internal Doors to be Finished in White Gloss with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband* ♦
- Virgin Media points ♦
- CAT 5 Data Point to Lounge+
- White Sockets and Switches Throughout (excluding Kitchen & Adjoining Open Plan Areas)
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- USB Sockets to Lounge, Kitchen and Study (where applicable)
- Hard Wired Smoke Detectors with Battery Backup
- Risco Smart Wireless Alarm System^

EXTERNAL FEATURES

- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External Lights to Front and Rear
- 32 AMP / 7.3kW Car Charging Point
- Power and Lighting to all Garages
- White Garage Doors
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- External Tap to Rear
- 1.8m Close Boarded Divisional Fencing to Rear Garden ▲

WARRANTIES

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty

** Upgraded Kitchen Choices available *Ultrafast Fibre is the latest in broadband technology that sees your broadband speeds faster than ever before - the next generation of internet, as fibre optic technology evolves, you'll already have everything you need in your property to get the benefits ♦ Please note these services may be not fully active at completion stage until the relevant works have been completed by the service provider. The buyer is responsible for ordering their own phoneline and internet connection. + allowing your smart TV or Console direct connectivity to Ultrafast Broadband. ^ Smart features subject to subscription ▲ Unless stipulated otherwise on the working drawings.



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LINLEY GRANGE SPECIFICATION

BAIRD | BELL | JENNER | SHACKLEBY | TREVITHICK | WRENNICK | WRENTON

KITCHENS

- Luxury fitted kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes**
- Laminated Worktops to Kitchen and Utility with Matching Upstands in a Choice of Finishes
- 1 1/2 Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Stainless Steel Zanussi Single Oven, Zanussi 4 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- Integrated Zanussi Fridge Freezer (4 bedroom properties only)
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas
- Chrome Downlights to Kitchen Area (not to Adjoining Open Plan Areas)

BATHROOMS

- Roca Debba Sanitaryware in White with Full Pedestals and Back To Wall WCs with Soft Close Seats
- Methven Insignia Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Satinjet Handset
- Bathrooms and En-Suites to be Half Tiled with a Choice of Porcelanosa Wall Tiles
- Shower Enclosures to be Fully Tiled with a Choice of Porcelanosa Wall Tiles
- Roca Seville Bath
- Shower and Screen to be Fitted over the Bath with Additional Tiling
- Chrome Heated Towel Rail to Bathroom and En-Suites
- Chrome Downlights to Bathrooms and En-Suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom+
- USB Sockets to All Bedrooms

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T3 Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All Woodwork to be Finished in White Gloss
- Staircase, including Newel Posts and Spindles to be Finished in White Gloss
- All Handrails and Newel Caps to be Finished in Oak
- Vertical 5 Panel Internal Doors to be Finished in White Gloss with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband* ♦
- Virgin Media points ♦
- CAT 5 Data Point to Lounge+
- White Sockets and Switches Throughout (excluding Kitchen & Adjoining Open Plan Areas)
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- USB Sockets to Lounge, Kitchen
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External Lights to Front and Rear
- 32 AMP / 7.3kW Car Charging Point
- Power and Lighting to all Garages
- White Garage Doors (where applicable)
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- External Tap to Rear
- 1.8m Close Boarded Divisional Fencing to Rear Garden ▲

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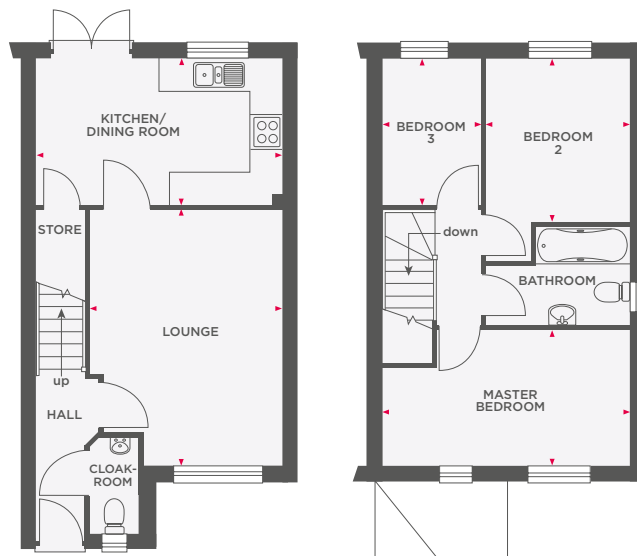
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THE BAIRD

3 BEDROOM HOME WITH PARKING



Lounge	3582 x 4648 (max)	11'9" x 15'2" (max)
Kitchen/Dining Room	2695 x 4554	8'10" x 14'11"

Master Bedroom	2444 x 4554 (max)	8'0" x 14'11" (max)
Bedroom 2	2596 x 3009	8'6" x 9'10"
Bedroom 3	1866 x 2695	6'1" x 8'10"



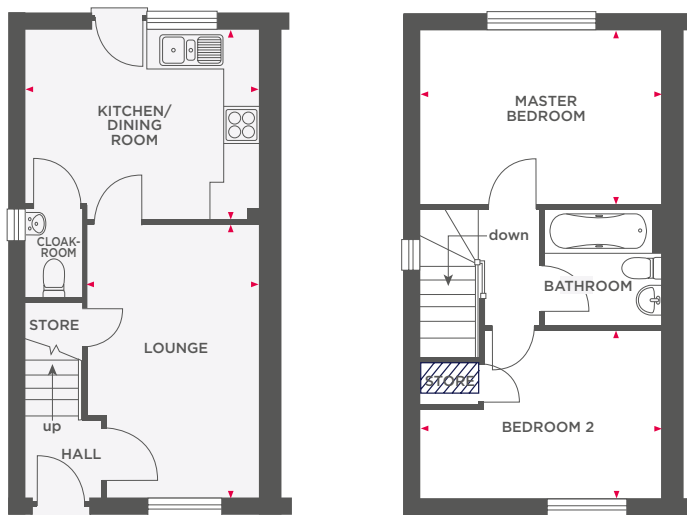
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THE BELL

2 BEDROOM HOME WITH PARKING



Limited Use Area

Reduced head height below 1.5m

Lounge	2820 x 4298 (max)	9'3" x 14'11" (max)
Kitchen/Dining Room	3848 x 3046	12'7" x 9'11"

Master Bedroom	3848 x 2696 (max)	12'7" x 8'10" (max)
Bedroom 2	3848 x 2685 (max)	12'7" x 8'9" (max)



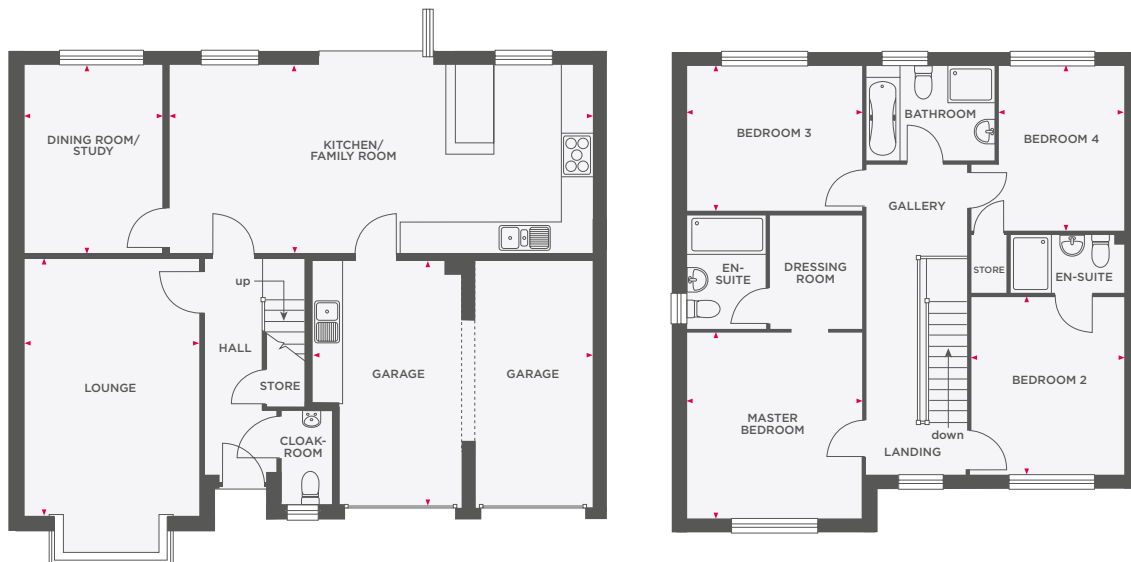
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THE ETON

4 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



Lounge	3610 x 5290 (max)	11'10" x 17'4" (max)
Kitchen/Family Room	8752 x 3795	28'8" x 12'5"
Dining Room/Study	2859 x 3795	9'4" x 12'5"
Garage	5771 x 5066 (max)	18'11" x 16'7" (max)

Master Bedroom	3610 x 3813	11'10" x 12'6"
Bedroom 2	3043 x 3640	9'11" x 11'11"
Bedroom 3	3577 x 2935	11'8" x 9'7"
Bedroom 4	2515 x 3310	8'3" x 10'10"



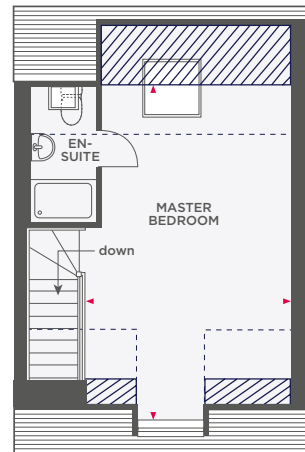
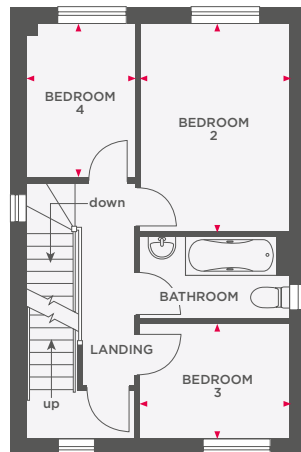
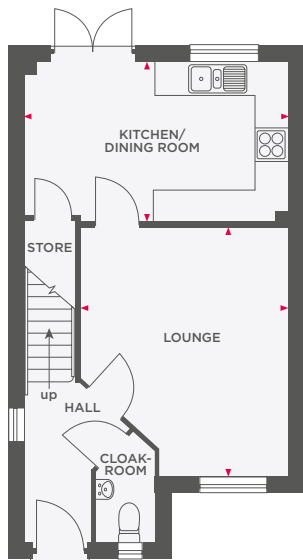
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THE JENNER

4 BEDROOM HOME WITH PARKING



Limited Use Area



Reduced head height below 1.5m

Lounge	3875 x 4600 (max)	12'8" x 15'1" (max)
Kitchen/Dining Room	4845 x 2965 (max)	15'10" x 9'8" (max)

Bedroom 2	2755 x 3840	9'0" x 12'7"
Bedroom 3	2755 x 2100	9'0" x 6'10"
Bedroom 4	1995 x 2840	6'6" x 9'3"

Master Bedroom	3830 x 6350 (max)	12'6" x 20'10" (max)
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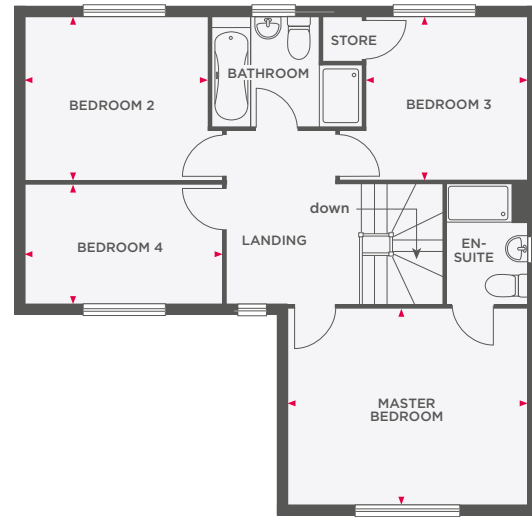
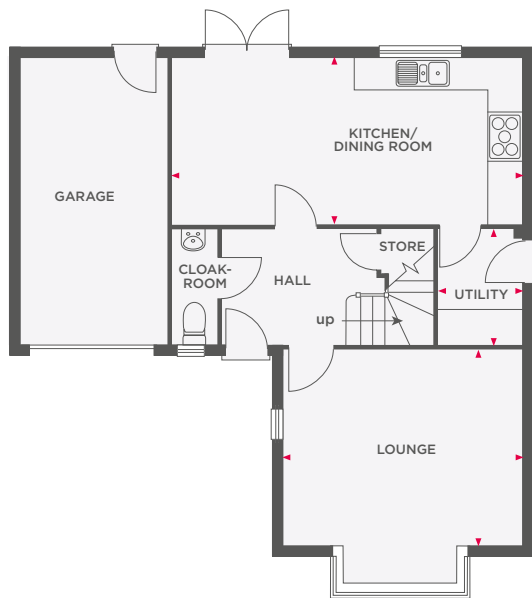
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THE NEWTON

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4285 x 3562 (max)	14'0" x 11'8" (max)
Kitchen/Dining Room	6604 x 2947	21'8" x 9'8"
Utility	1585 x 2088	5'2" x 6'10"

Master Bedroom	4285 x 3619	14'0" x 11'10"
Bedroom 2	3215 x 2955	10'6" x 9'8"
Bedroom 3	3005 x 2989	9'10" x 9'9"
Bedroom 4	3710 x 2138	12'2" x 7'0"



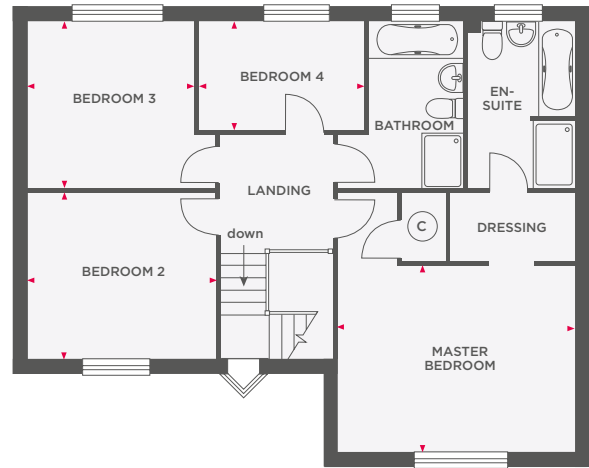
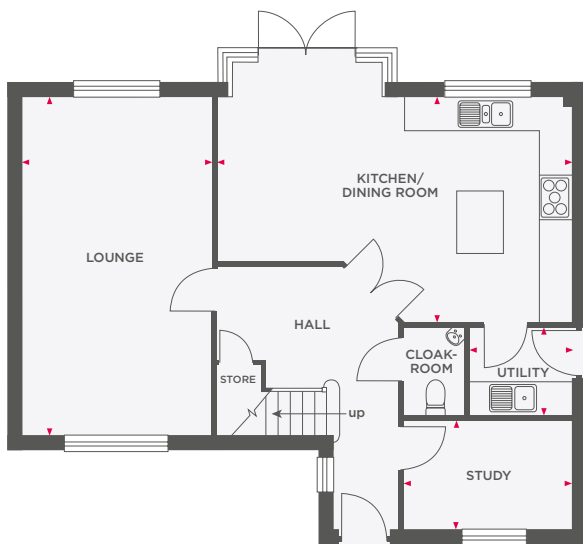
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THE OXFORD

4 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE



Lounge	3400 x 6085	11'1" x 19'11"
Kitchen/Dining Room	6359 x 4088 (max)	20'10" x 13'4" (max)
Utility	1818 x 1633	5'11" x 5'4"
Study	2982 x 1986	9'9" x 6'6"

Master Bedroom	4285 x 3433	14'0" x 11'3"
Bedroom 2	3458 x 2957	11'4" x 9'8"
Bedroom 3	3038 x 3036	9'11" x 9'11"
Bedroom 4	2964 x 1957	9'8" x 6'5"



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THE SHACKLEBY

3 BEDROOM HOME WITH INTEGRAL GARAGE



Lounge	4723 x 3404 (max)	15'5" x 11'2" (max)
Kitchen/ Family Room	4275 x 3404	14'0" x 11'2"

Master Bedroom	3246 x 4262 (max)	10'7" x 13'11" (max)
Bedroom 2	3943 x 3404	12'11" x 11'2"
Bedroom 3	3221 x 4224 (max)	10'6" x 13'10" (max)



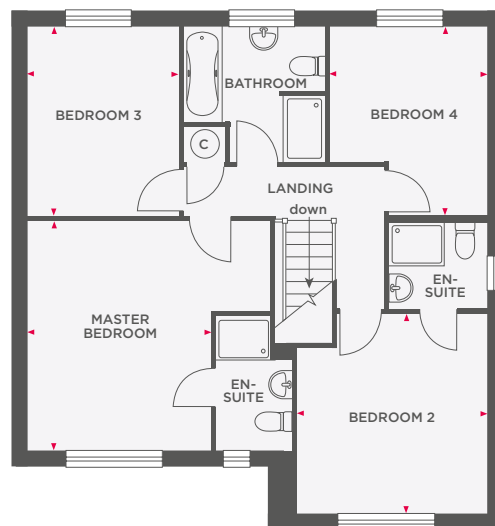
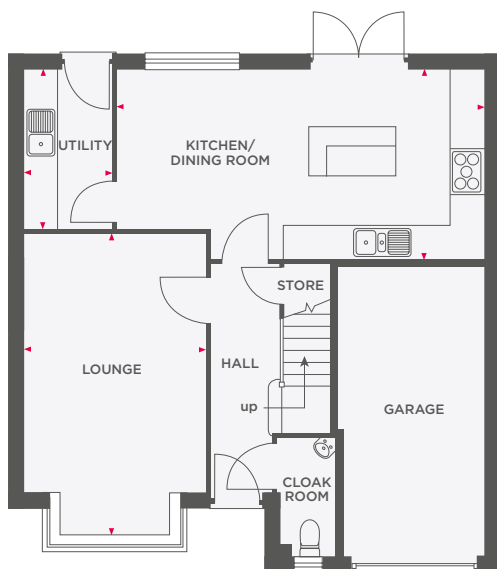
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THE SHAKESPEARE

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3321 x 5459 (max)	10'10" x 17'10" (max)
Kitchen/Dining Room	6745 x 3507 (max)	22'1" x 11'6" (max)
Utility	1714 x 2951	5'7" x 9'8"

Master Bedroom	3376 x 4136	11'0" x 13'6"
Bedroom 2	3387 x 3573	11'1" x 11'8"
Bedroom 3	2821 x 3544	9'3" x 11'7"
Bedroom 4	3001 x 3557	9'10" x 11'8"



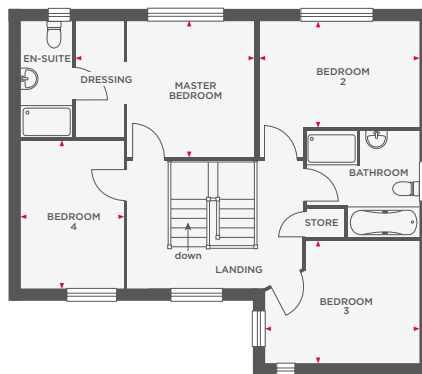
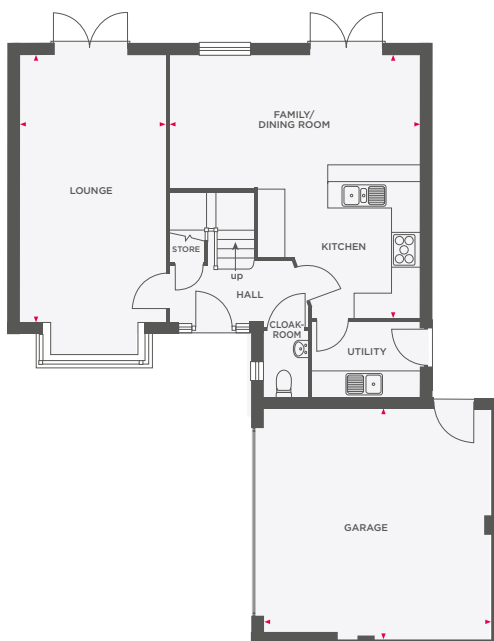
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THE STEPHENSON

4 BEDROOM DETACHED HOME WITH DOUBLE GARAGE



Lounge	3363 x 6198	11'0" x 20'4"
Kitchen/Dining Room	5835 x 6160	19'1" x 20'2"
Garage	5410 x 5410	17'8" x 17'8"
Master Bedroom	4218 x 3143	13'10" x 10'3"
Bedroom 2	3730 x 2450	12'2" x 8'0"
Bedroom 3	3610 x 2850	11'10" x 9'4"
Bedroom 4	2382 x 3412	7'9" x 11'2"



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THE TREVITHICK

3 BEDROOM HOME WITH PARKING



Lounge	3800 x 4605 (max)	12'5" x 15'1" (max)
Kitchen/Dining Room	4845 x 2965	15'10" x 9'8"

Master Bedroom	3910 x 3100 (max)	12'10" x 10'2" (max)
Bedroom 2	2795 x 2430	9'2" x 7'10"
Bedroom 3	1951 x 2820	6'4" x 9'3"



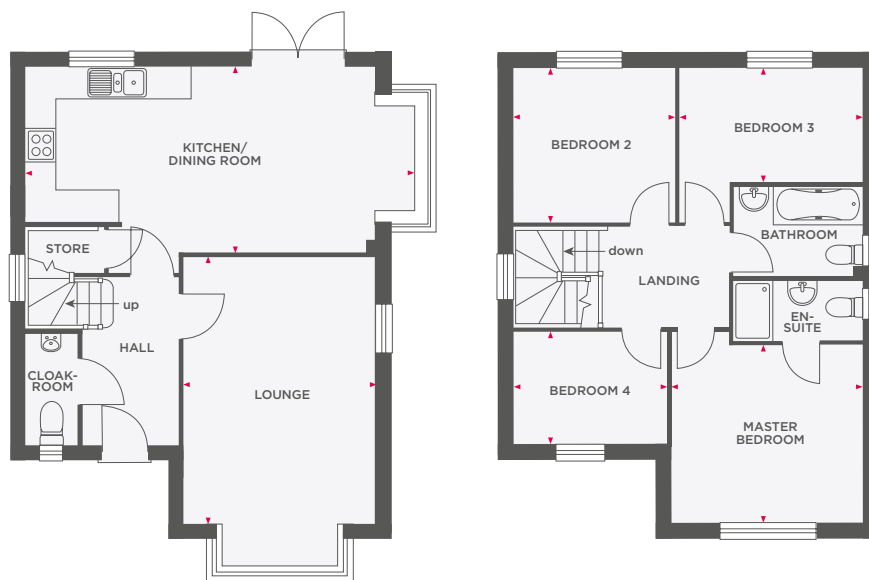
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THE WRENNICK

4 BEDROOM DETACHED HOME WITH DETACHED GARAGE



Lounge	3513 x 4844	11'6" x 15'10"
Kitchen/Dining Room	7322 x 3450 (max)	24'0" x 11'3" (max)

Master Bedroom	3602 x 3296	11'9" x 10'9"
Bedroom 2	2923 x 2836	9'7" x 9'3"
Bedroom 3	3521 x 2091	11'6" x 6'10"
Bedroom 4	2841 x 2094	9'3" x 6'10"



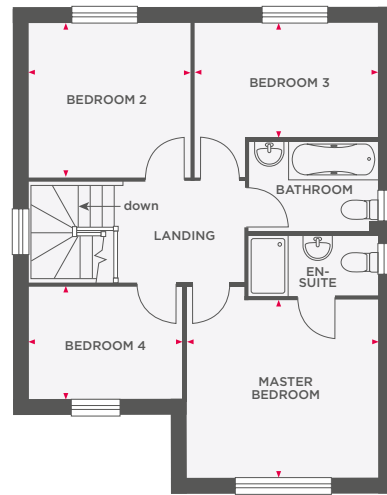
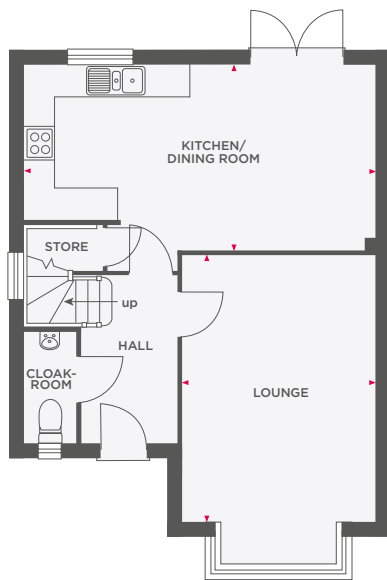
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THE WRENTON

4 BEDROOM DETACHED HOME WITH DETACHED GARAGE



Lounge	3513 x 4844	11'6" x 15'10"
Kitchen/Dining Room	6535 x 3450 (max)	21'5" x 11'3" (max)

Master Bedroom	3602 x 3296	11'9" x 10'9"
Bedroom 2	2923 x 2836	9'7" x 9'3"
Bedroom 3	3521 x 2091	11'6" x 6'10"
Bedroom 4	2841 x 2094	9'3" x 6'10"



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LINLEY GRANGE PHASE 1 DEVELOPMENT PLAN



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LINLEY GRANGE SPECIFICATION

CHINLEY APARTMENTS

KITCHENS

- Luxury Fitted Kitchen with Choice of Finishes
- Choice of Worktops to Kitchen with Matching Upstands
- Stainless Steel Single Electric Oven, Stainless Steel 4 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- Inset Stainless Steel Sink
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Room

BATHROOMS

- Roca 'Victoria Plus' Sanitaryware in White
- Deva Brassware
- Methven Showers
- Bathroom and En-suite - Half Tiled on all Walls with a Choice of Porcelanosa Wall Tiles

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom

HEATING SYSTEM

- Gas Central Heating to NHBC Specification

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- Walls to be Painted Soft Cream
- Chrome Effect Internal Door Furniture
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- USB Sockets to Lounge, Kitchen and all Bedrooms
- Each property will have access to broadband speeds of up to 300Mbps*
- 1st Fix Wiring for Security Alarm

EXTERNAL FEATURES

- White PVCu Windows and French Doors (if applicable)
- Black Composite Front External Door and Black RWGs
- External Lights to Front and Rear
- Gardens Turfed to Front
- Gardens to Rear Rotavated
- External Tap
- 1.8m Close Boarded Divisional Fencing to Rear Garden

WARRANTIES

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty

*Openreach have confirmed we are being provided with infrastructure and equipment that can supply ultrafast broadband speeds. It still depends on the communications provider chosen by the purchaser as to the maximum speeds provided.



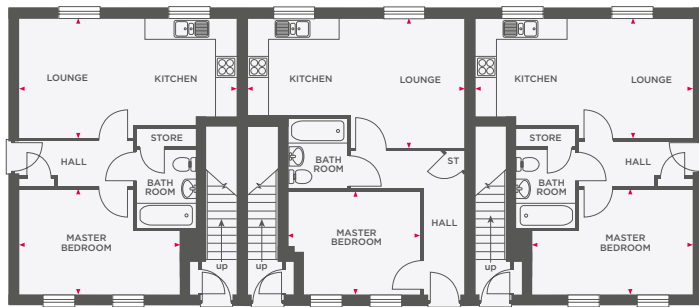
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THE CHINLEY APARTMENTS

1 BEDROOM APARTMENT



Type A

Type B

Type A

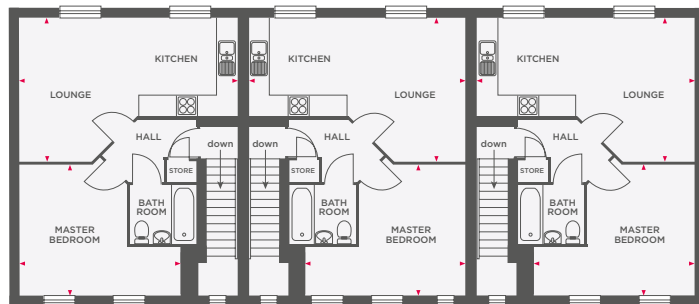
GROUND FLOOR

Type A

Lounge/Kitchen	6293 x 3532 (max)	20'7" x 11'7" (max)
Master Bedroom	4531 x 3048	14'10" x 10'0"

Type B

Lounge/Kitchen	6300 x 3855 (max)	20'8" x 12'6" (max)
Master Bedroom	3814 x 3000	12'6" x 9'10"



Type C

Type C

Type C

FIRST FLOOR

Type C

Lounge/Kitchen	6293 x 3532 (max)	20'7" x 11'7" (max)
Master Bedroom	4531 x 3787	14'10" x 12'5"



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